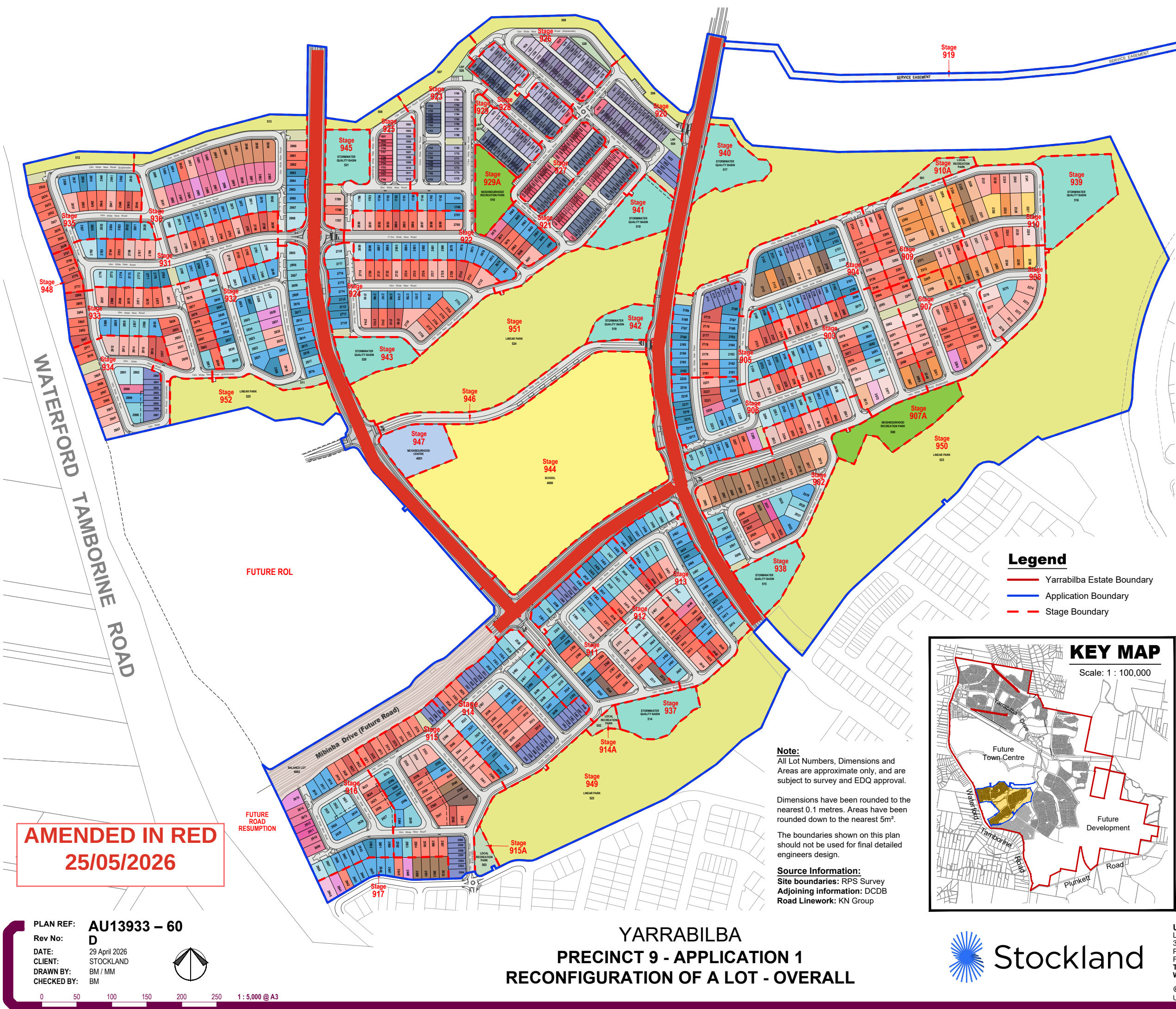


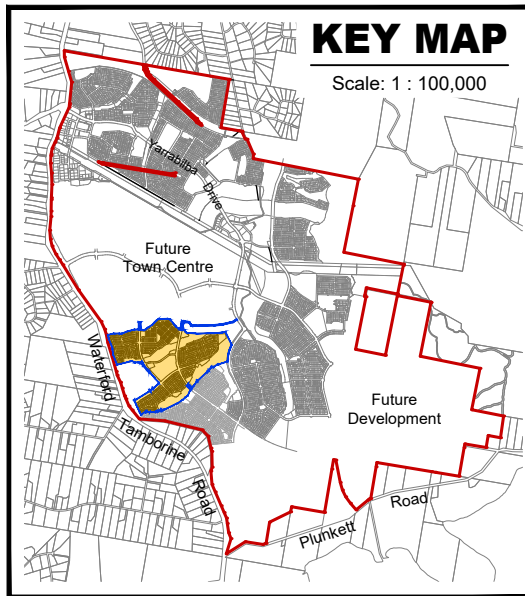


Land Budget		
Land Use	Overall	
Residential Allotments	36.981 ha	34.0%
Balance Allotment	1.461 ha	1.3%
Trunk / Collector Roads	6.338 ha	5.8%
Local Roads	20.824 ha	19.1%
Pedestrian Links	0.610 ha	0.6%
Service Easement	0.736 ha	0.7%
State Primary School	7.001 ha	6.4%
Neighbourhood Centre	0.575 ha	0.5%
Neighbourhood Recreation Park	1.325 ha	1.2%
Local Recreation Park	0.810 ha	0.7%
Drainage Open Space	4.880 ha	4.5%
Linear Open Space	27.313 ha	25.1%
Total Application Area	108.854 ha	100.0%

Yield Breakdown			
Allotment Typology	Typical Area	Overall	
16.5m Deep Product			
16.5m x 4.6m Laneway Terrace	76m²	28	2%
16.5m x 6.6m Laneway Terrace	109m²	33	3%
Subtotal		61	5%
21m Deep Product			
21m x 4.6m Laneway Terrace	97m²	25	2%
21m x 6.6m Laneway Terrace	139m²	63	5%
Subtotal		88	8%
25m Deep Product			
25m x 4.6m Laneway Terrace	115m²	15	1%
25m x 6.6m Laneway Terrace	165m²	53	5%
25m x 7.5m Laneway Terrace	188m²	38	3%
25m x 7.5m Front Loaded Terrace	188m²	59	5%
25m x 8.0m Laneway Terrace (with optional Fonzie)	200m²	10	1%
25m x 10.5m	263m²	64	6%
25m x 12.5m	313m²	182	16%
25m x 14m	350m²	92	8%
25m x 16m	400m²	38	3%
Subtotal		551	48%
28m Deep Product			
28m x 10.5m	280m²	48	4%
28m x 12.5m	350m²	173	15%
28m x 14m	392m²	87	8%
28m x 16m	448m²	32	3%
28m x 18m	504m²	8	1%
Subtotal		348	30%
30m Deep Product			
30m x 10.5m	315m²	3	0%
30m x 12.5m	375m²	20	2%
30m x 14m	420m²	9	1%
30m x 16m	480m²	2	0%
Subtotal		34	3%
32m Deep Product			
32m x 10.5m	336m²	6	1%
32m x 12.5m	400m²	23	2%
32m x 14m	448m²	27	2%
32m x 16m	512m²	15	1%
32m x 18m	576m²	5	0%
Subtotal		76	7%
Total Residential Allotments		1158	100%
Net Residential Density		19.1 dw/ha	

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB
Road Linework: KN Group

YARRABILBA
PRECINCT 9 - APPLICATION 1
RECONFIGURATION OF A LOT - OVERALL

